



## Ground Floor Apartment for sale in Estepona, Estepona

**395.000 €**

Reference: R5289805   Bedrooms: 2   Bathrooms: 2   Build Size: 148m<sup>2</sup>   Terrace: 50m<sup>2</sup>




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## Costa del Sol, Estepona

Discover this beautiful ground floor apartment located in the exclusive Sunset Golf development, perfectly positioned between Marbella and Estepona. Offering open sea views and a tranquil setting, this property combines comfort, space, and convenience. The apartment features 99 m<sup>2</sup> of interior living space with a bright and spacious layout, including two double bedrooms and two modern bathrooms, one of them en-suite. The living and dining area flows seamlessly onto the outdoor spaces, creating an ideal home for both everyday living and holidays. Outside, you'll enjoy a total of 50 m<sup>2</sup> of private exterior space, comprising a 30 m<sup>2</sup> terrace and a 20 m<sup>2</sup> garden, perfect for al fresco dining, relaxing, or entertaining while enjoying the Mediterranean climate. Situated within a secure gated community with doorman service, residents benefit from a communal swimming pool, underground parking, and a private storage room. The location is exceptional: just minutes from a new padel club with gym, restaurant, and spa, and ideally placed between the vibrant lifestyle of Marbella and the authentic charm of Estepona. An excellent opportunity as a permanent residence, holiday home, or investment property on the Costa del Sol.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Armadi a muro  
Fibra ottica

### Viste

Mare  
Montagna  
Panoramica  
Piscina  
Golf

### Piscina

Condominiale

### Giardino

Condominiale

### Valutazione energetica

B

### Orientamento

Sud -ovest

### Collocamento

Vicino ai negozi  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Citofono

### Valutazione delle emissioni di CO2

B

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente attrezzata

### Parcheggio

Privato